



10, Oldcroft Mews, Offerton  
Stockport SK1 4PQ

Attractive 26 year-old two bedroomed semi-detached on this small, select, cul-de-sac development off Hempshaw Lane; adjacent to Banks Lane Infant & Junior School.

Guide Price: £



## SUMMARY:

Attractive 26 year-old two bedroomed semi-detached on this small, select, cul-de-sac development off Hempshaw Lane; adjacent to Banks Lane Infant & Junior School. Close to amenities including parks and schools. GFCH, double glazing, CWI, alarm. The well presented and easily managed interior briefly comprises entrance hall, sitting room, contemporary fitted dining kitchen with integrated appliances, two double bedrooms (both fitted) and contemporary bathroom/wc with shower. Well enclosed hard landscaped garden with 'no-mow' grass to rear and hardstanding to front.

## GROUND FLOOR

### CANOPIED ENTRANCE

Carriage lamp.

### ENTRANCE HALL

5'2" x 3'6" (1.57m x 1.07m) max. Double glazed front door, meter cupboard, radiator.

### SITTING ROOM

16' 10" x 13'5" (5.13m x 4.08m) max. Attractive contemporary cerastone fireplace with inset living flame coal effect gas fire, bow window with double glazed units and plantation shutters, radiator, central heating thermostat, cornice, contemporary staircase to first floor.

### DINING KITCHEN

13'5" x 8' (4.08m x 2.44m) max. Range of fitted contemporary base and wall cabinets incorporating 1½ bowl stainless steel sink unit with mixer tap, work surfaces, built-in cooker of electric oven/grill with gas hob and extractor hood over, integrated fridge and freezer, plumbed for automatic washing machine, cupboard housing gas central heating boiler, central heating programmer, double glazed window overlooking rear garden, double glazed door to rear, understairs cupboard, radiator, tiled flooring.

## FIRST FLOOR

### LANDING

Access to loft space (with fold-down ladder, part boarded and electric light).

### BEDROOM 1 (Front)

13'5" x 10'1" (4.08m x 3.07m) max. Fitted wardrobes with mirror-fronted sliding doors, built-in hot water cylinder/airing cupboard, double glazed window with plantation shutters, radiator, pendant fanlight.

### BEDROOM 2 (Rear)

13'5" x 8'2" (4.08m x 2.49m) max. Fitted wardrobes with mirror fronted sliding doors, double glazed window, radiator.

### BATHROOM (Rear)

6'4" x 6'1" (1.93m x 1.85m) max. Comprises contemporary white suite of panelled bath with built-in chrome shower, pedestal wash hand basin, low level wc, double glazed window, tiled walls and floor, electric shaver point, chrome towel warmer/radiator, ceiling downlighters, extractor fan.

## OUTSIDE

### GARDENS

Pleasant well enclosed rear garden with flagged patio and 'no-mow' lawn. Shed. Cold water tap. Timber and concrete post boundary fencing. Not directly overlooked. Small decorative garden to front. Hardstanding for motor vehicle. Additional car parking in the cul-de-sac.

### TENURE:

We have been advised that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

### COUNCIL TAX:

We have been advised that the Council Tax Band is B. All enquiries to Stockport MBC.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is C. Further information is available on request and online.

### VIEWING:

Strictly by appointment through Woodhall Properties on 0161 483 5100

### OPENING HOURS:

Mon - Thurs 9.00am - 5.30pm, Fri 9.00am – 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12 - 4.00pm

